Property ID: R22124

Property Information

property address: __E MARTIN LUTHER KING JR BLVD__

legal description: __CITY OF BRYAN, BLOCK 32, LOT 6, 7, 1' OF 8 & ADJ 10' OF ALLEY, CARWASH__

owner name/address: __WALKER, ELVIN__

__3905 OAK BLUFF CIR__

__BRYAN, TX 77802-4726__

full business name: __Unknown__

land use category: _____   type of business: __Car wash__

current zoning: __C2__   occupancy status: __occ.__

lot area (square feet): __12625__   frontage along Texas Avenue (feet): _____

lot depth (feet): __~~100~~ 125__   sq. footage of building: __3444__

property conforms to: ☐ min. lot area standards   ☐ min. lot depth standards   ☑ min. lot width standards
__100 ~~125~~ ft.__

Improvements

of buildings: __2__   building height (feet): __20/20__   # of stories: __1 / 1__

type of buildings (specify): __brick__

building/site condition: __3__

buildings conform to minimum building setbacks: ☐ yes   ☑ no   (if no, specify) __rear__
__fr=27 / str side=24 / prop side=16 / rear=5__

approximate construction date: __1984__   accessible to the public: ☑ yes   ☐ no

possible historic resource: ☐ yes   ☑ no   sidewalks along Texas Avenue: ☐ yes   ☐ no   __N/A__

other improvements: ☐ yes ☑ no   (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes   ☑ no   ☐ dilapidated   ☐ abandoned   ☐ in-use

# of signs: _____   type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☑ yes   ☐ no   parking spaces striped: ☐ yes   ☑ no   # of available off-street spaces: __10__

lot type: ☐ asphalt   ☑ concrete   ☐ other _____

space sizes: _____   sufficient off-street parking for existing land use: ☐ yes   ☐ no

overall condition: __good__

end islands or bay dividers: ☐ yes   ☑ no: landscaped islands: ☐ yes   ☑ no

Curb Cuts on Texas Avenue N/A

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☑ no (if none is present) is there room for landscaping on the property? ☑ yes ☐ no

comments: _____

Outside Storage

☐ yes ☑ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☑ yes ☐ no are dumpsters enclosed: ☐ yes ☑ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☑ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

_____

_____

accessible to alley: ☐ yes ☑ no

Other Comments:

_____ es across sheet _____

_____

_____

_____

_____

_____

_____

_____

_____

_____